

Amanda C. Walker

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Ord. No. 2018-05C
101 N. 29th St.
opposition

March 15, 2018

Members, City of Richmond Planning Commission
Matthew Ebinger, AICP – Acting Principal Planner
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, Virginia 23219-1907

RE: SUP-024779-2017 regarding 101 North 29th Street

Dear Mr. Ebinger and Members of the Planning Commission:

The reason for my letter today is to ask you to deny the Special Use Permit at the above mentioned property. In short, the applicant is attempting to almost entirely cover the property with structure, and I request that you protect our Old and Historic District from this type of inappropriate development. The application is for lot coverage far beyond what is permitted by City code and represents a precedent-changing request in one of the City's Old and Historic Districts. As a resident of the Historic District for 26 years, I have conformed to the lot coverage limitations, and it is not unreasonable to expect others to respect and conform to the City code for the protection of all home owners.

The current Code related to lot coverage for this property states that R-6 Single-Family Attached Residential District shall not exceed 55 percent of the area of the lot. However, the request for 101 N 29th Street is for almost total lot coverage at over 90%. I am concerned that this excessively high lot coverage could set a precedent in our Old and Historic District, and approval could lead to other similar SUP applications requesting much higher lot coverage than defined in City Code.

The original two-story carriage house was demolished almost 40 years ago and obviously did not exist when the City changed the Code to limit lot coverage to 55% [Code of the City of, VA, Chapter 30, Zoning, Article IV, Division 7, Sec.30-412.6, Lot Coverage]. It seems an inconceivable argument that a structure demolished almost four decades ago and well-previous to this owner could receive "grandfather" status, and be considered as a basis for rebuilding a two-story structure that will occupy almost all the remaining lot in complete disregard for current City code.

I ask you with sincerest regard to please reject the proposal for this inappropriate and game-changing development in our Old and Historic District.

Yours truly,

Amanda Walker